122.0	0006	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,122,000 / 1,122,000
					USE VALUE:	1,122,000 / 1,122,000
					ASSESSED:	1,122,000 / 1,122,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
4		DEVEREAUX ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BERMAN JUDITH L/TRUSTEE
Owner 2:	JUDITH L BERMAN REVOCABLE TR
Owner 3:	
Street 1:	4 DEVEREAUX ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BERMAN JUDITH L -
Owner 2:	-
Street 1:	4 DEVEREAUX ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 8,945 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1930, having primarily Clapboard Exterior and 3230 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8945.000	436,100	4,400	681,500	1,122,000
Total Card	0.205	436,100	4,400	681,500	1,122,000
Total Parcel	0.205	436,100	4,400	681,500	1,122,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 347.34 | /Parcel: 347.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	79033
GIS Ref	
GIS Ref	
Insp Date	04/21/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 122.0-0006-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	436,100	4400	8,945.	681,500	1,122,000	1,122,000	Year End Roll	12/18/2019
2019	101	FV	343,300	4600	8,945.	719,300	1,067,200	1,067,200	Year End Roll	1/3/2019
2018	101	FV	343,300	4600	8,945.	530,000	877,900	877,900	Year End Roll	12/20/2017
2017	101	FV	343,300	4600	8,945.	507,300	855,200	855,200	Year End Roll	1/3/2017
2016	101	FV	343,300	4600	8,945.	469,500	817,400	817,400	Year End	1/4/2016
2015	101	FV	334,900	4700	8,945.	393,700	733,300	733,300	Year End Roll	12/11/2014
2014	101	FV	330,400	4700	8,945.	384,600	719,700	719,700	Year End Roll	12/16/2013
2013	101	FV	330,400	4700	8,945.	366,500	701,600	701,600		12/13/2012

!9540!

PRINT

Date	Time
12/11/20	00:00:10

LAST REV

Date	Time
05/09/18	08:51:11
ekelly	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 9540

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BERMAN JUDITH L	67534-75		6/29/2016	Mult Lots	1	No	No		
NORCROSS FREDER	32937-302		4/12/2001	Family		No	No		
ALAJAJIAN CATHE	24893-187		10/1/1994		425,000	No	No		Y

USER DEFINED

Prior Id # 1:	79033
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/3/2015	1857	New Wind	6,770					
4/23/2014	365	Redo Kit	19,987					

ACTIVITY INFORMATION

Date	Result	By	Name
4/21/2018	MEAS&NOTICE	KB	Kevin B
6/16/2014	External Ins	PC	PHIL C
6/16/2014	Info Fm Prmt	PC	PHIL C
12/3/2008	Meas/Inspect	372	PATRIOT
4/5/2000	Inspected	264	PATRIOT
11/17/1999	Mailer Sent		
10/29/1999	Measured	267	PATRIOT
7/7/1992		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8945		Sq. Ft.	Site		0	90.	0.85	10			View	10					681,470						681,500	

Total AC/HA: 0.20535 | Total SF/SM: 8945 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 681,470 | Spl Credit | Total: 681,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.15119326
Const Adj.:	0.99742496
Adj $ / SQ:	143.529
Other Features:	98800
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	592537
Depreciation:	156430
Depreciated Total:	436107

COMMENTS

EST BMT / CRAWL SPACE PDAS SINK IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 3		Baths: 1				HB 1			

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

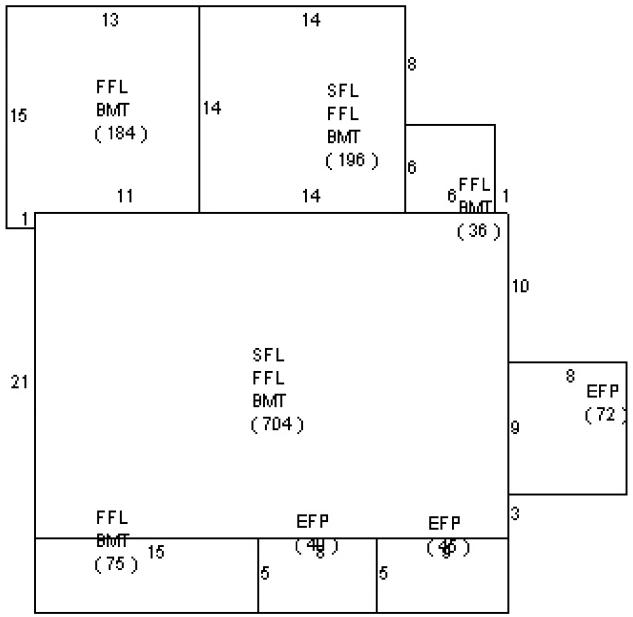
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	173.67
Special Features:	0	Val/Su Net:	126.52
Final Total:	436100	Val/Su SzAd	208.16

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,195	69.650	83,228
FFL	First Floor	1,195	143.530	171,517
SFL	Second Floor	900	143.530	129,176
EFP	Enclos Porch	157	44.450	6,979

Net Sketched Area:	3,447		Total:	390,900	
Size Ad	2095	Gross Are	3447	FinArea	3230

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	95	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

122.0-0006-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	1980	0.00	T	31.2	101						
19	Patio	D	Y	1	78X34	A	AV	1980	2.39	T	31.2	101			4,400			4,400

More:	N	Total Yard Items:	4,400	Total Special Featues:	Total: 4,400